

# Commercial Building For Sale or Lease

## 2975 McManus Road

### Macon, GA 31210



**LOCATION:** 2975 McManus Road, located off Thomaston Road near I-475.

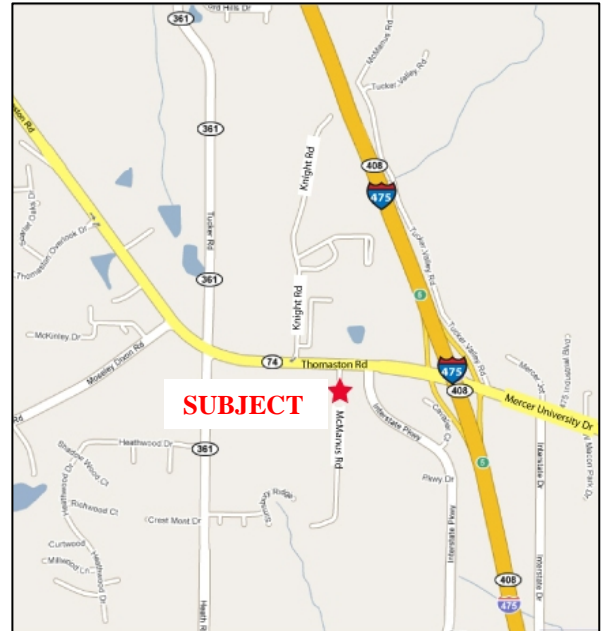
**PROPERTY DESCRIPTION:** Office building with 3,655 sf office space and a 430 sf storage area. Excellent for Service Company, ideally located and an inexpensive business location for an Engineers office or other flex space use. Ground level and dock high doors can be added, 14' ceiling height. Abundant parking.

**TAXES:** \$3,257

**INSURANCE:** \$1,046

**FRONTAGE:** Lot is approximately 230' on McManus Road totaling 1.04 acres. Ample land available for expansion.

**PRICE:** Lease: \$2,700/month NNN ( \$8.10 psf)  
Sale: \$350,000



#### DEMOGRAPHICS

	1 mile	3 mile	5 mile
<b>Population</b>	1,271	23,480	79,1704
<b>Average HH Income</b>	\$54,231	\$47,251	\$51,947

#### CONTACT:

**Larry Crumbley** CPM, CCIM, SIOR, CRE  
or **Donnie Laurens**, SIOR  
478-746-9421

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See detailed property information at  
[www.fickling.com](http://www.fickling.com)

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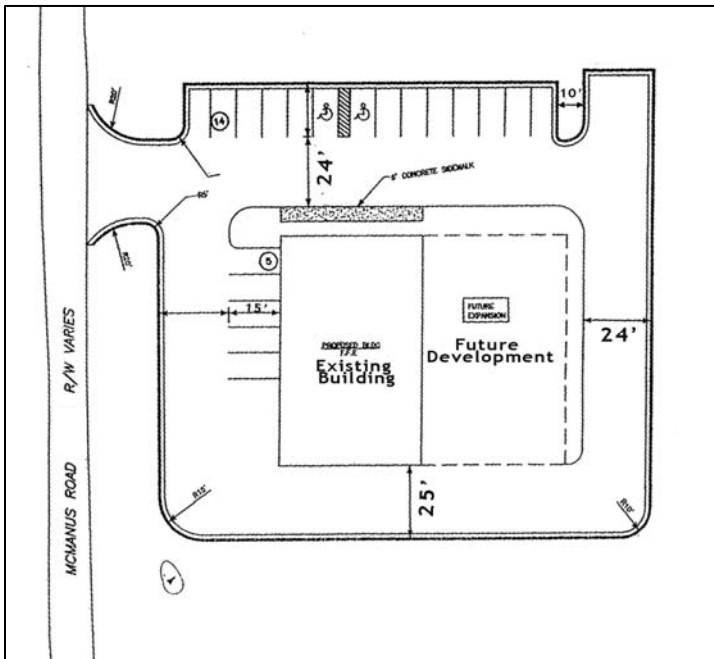
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A Full Service Real Estate Company

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**Macon, GA 31210**



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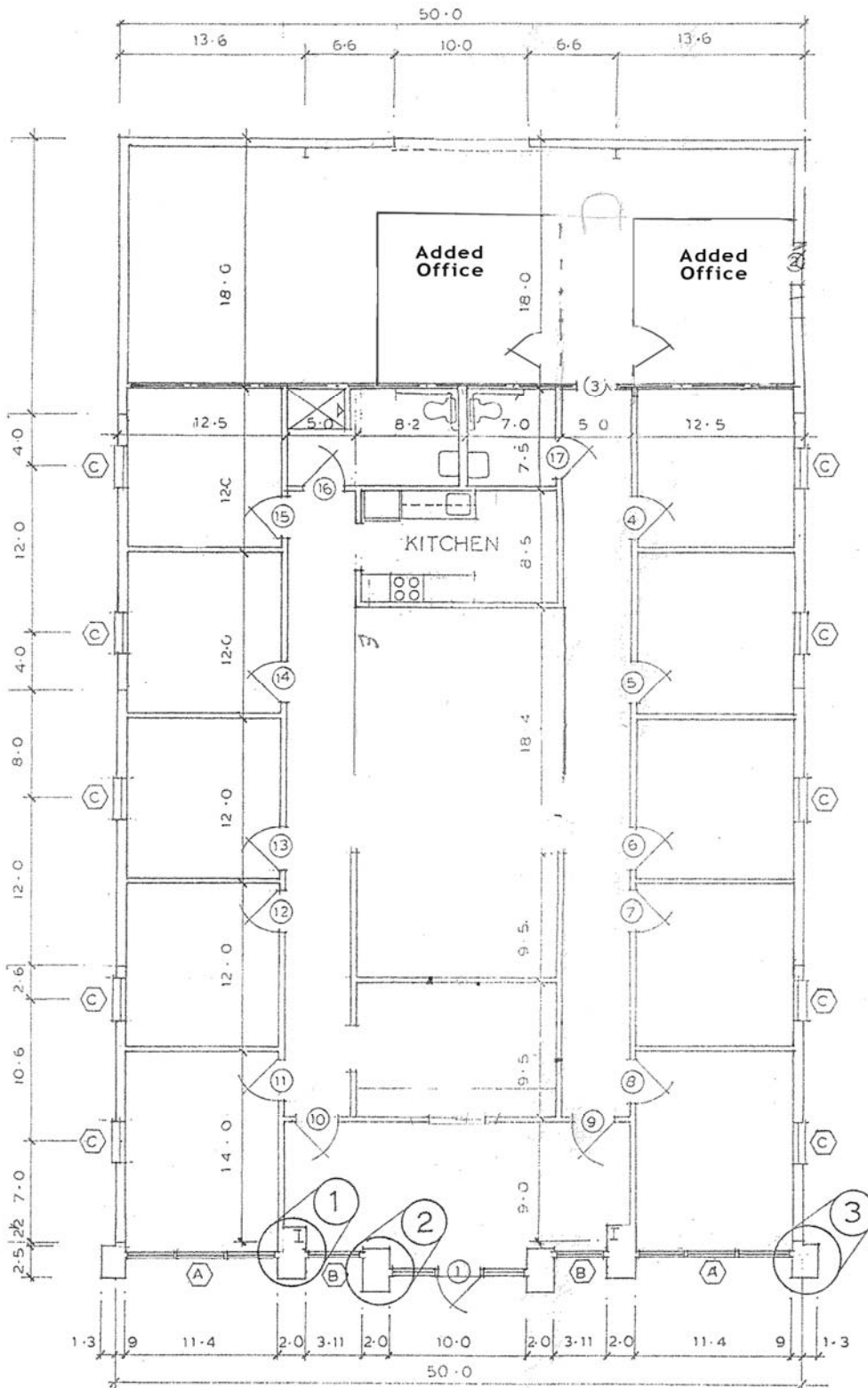
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